

Snohomish County Courthouse Replacement

Project Update Report #16: May 11, 2015



Current conceptual rendering of the Customer Service Center, courtesy of Heery Design.

Design Development on home stretch

Heery Design is on target to conclude Design Development (DD) on May 22. This represents the 60% milestone of the design process.

Current and upcoming project activities include:

- Completion of DD.
- Temporary relocation of overhead utilities.
- Abatement of acquired properties.
- Upcoming presentations by Heery to the Council, Judiciary, and public during the week of June 1.
- Continued development of early bid packages that will require a contract amendment to the master agreement.
 - Pkg #1: Existing Building Demo / Shoring / Earthwork / Utility Work.
 - Pkg #2: Concrete & Steel.

In preparation for bringing the early bid packages to Council this summer, we have asked the following consultants and contractors to provide background and context for the documents which will be presented:

- John Parnass, Pacifica Law Group
- Dan Chandler, Principal, OAC Services
- Eric Nolander, Project Manager, Hoffman

PROJECT DASHBOARD

Budget Status – 3/31/2015

	*Baseline Budget	Paid to date 3/31/2015	*Estimate at Completion
GCCM Costs	\$122,348,204	\$490,935	\$122,348,204
Owner Direct Work	\$39,645,113	\$7,779,543	\$39,645,113
Total	\$161,993,317	\$8,270,478	\$161,993,317

* Numbers are rounded to the nearest dollar.

Schedule Status – 5/7/2015

	Start	Finish
Design & Permitting Phase	01/01/2014	11/20/2015
Construction Phase	07/21/2015	10/01/2017
Courthouse Occupancy	10/01/2017	01/01/2018
Old Courthouse Demolition	01/01/2018	04/01/2018
Old Courthouse Site Restoration	02/01/2017	05/01/2018
Project Closeout Phase	09/01/2017	06/01/2018

Project Action Item Status – 5/7/2015

OPEN & ONGOING ITEMS	17
ON HOLD	7
CLOSED	429
TOTAL	453

Closely Monitored Issues

1. City permitting and land use requirements
2. Budget management and accountability
3. Schedule
4. Scope
5. Building exterior development
6. State GCCM Requirements under RCW 39.10
7. FF&E

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Construction

An overview of the GCCM process and governing statutes will be provided. This will be an opportunity for Council to ask any questions they may have.

PROJECT TEAM

Project Management

Snohomish County Facilities

OAC Services – GCCM
Compliance, Construction
Management

Architect & Engineers

HEERY International

MKA
Sparling
Site Workshop
WSP Group

GCCM Team

Hoffman Construction

Holaday-Parks – MCCM
VECA Electric – ECCM